

## VII. Plan Implementation Policies and Programs

### A. Locational Policies

Having developed a set of broad goals and annual objectives, and obtained a rough estimate of the amount of land needed in the future for the various types of land use, the next step is to develop a set of policies that will assist the town in promoting certain types of development in certain areas, and sequencing this development.

#### 1. Land Use Type: Higher density residential development

Intensity: Three units per acre

Standard: See Appendix IV

Time Frame: 1976-1985

Location Policy: Higher density residential development should take place: (1) through a filling in of partially vacant subdivisions and roads already served by water and sewer; and (2) in areas deemed suitable for eventual annexation where mobile home courts or eventual public housing construction is or will be.

Explanation of Policy: Previously elaborated upon in the section entitled 1985 Land Use Plan.

Time Frame: 1985-2000

Location Policy: Higher density residential development should continue in the areas being developed in the 1976-1985 period. As the population continues to grow, promote additional residential development in other areas adjacent to town.

Explanation of Policy: While previously discussed in the section entitled 2000 Land Use Plan, there was general agreement as to the desirability of discouraging urban sprawl and promoting the more intense development of land. The amount of land allocated to transition by 2000 produced, according to the calculations within Appendix III, figures showing a greater density figure which was in conformance with these desires.

Suggested Program to Implement These Policies: In 1977, amend the present zoning ordinance to more accurately depict zoning classifications developed in this plan.

Items for Obvious Inclusion Are: Zoning to promote development of 1985 transition land prior to 2000 transition land, type of zoning for the 2000 transition land, etc.

Time Frame: 1976-2000

Location Policy: Water and sewer services shall be made available within those areas designated for residential developing, and in the time phases broadly outlined, i.e., prior to 1985 and prior to 2000; and construction of subdivisions contrary to the concept put forth in this land development plan can bring no guarantee of water and sewer services.

Explanation of Policy: While certainly all the growth expected could not be expected to conform 100 percent to the plan, certain attempts should nevertheless be made to discourage sprawl.